

# 231 Lolita Place





JUN 4 2004





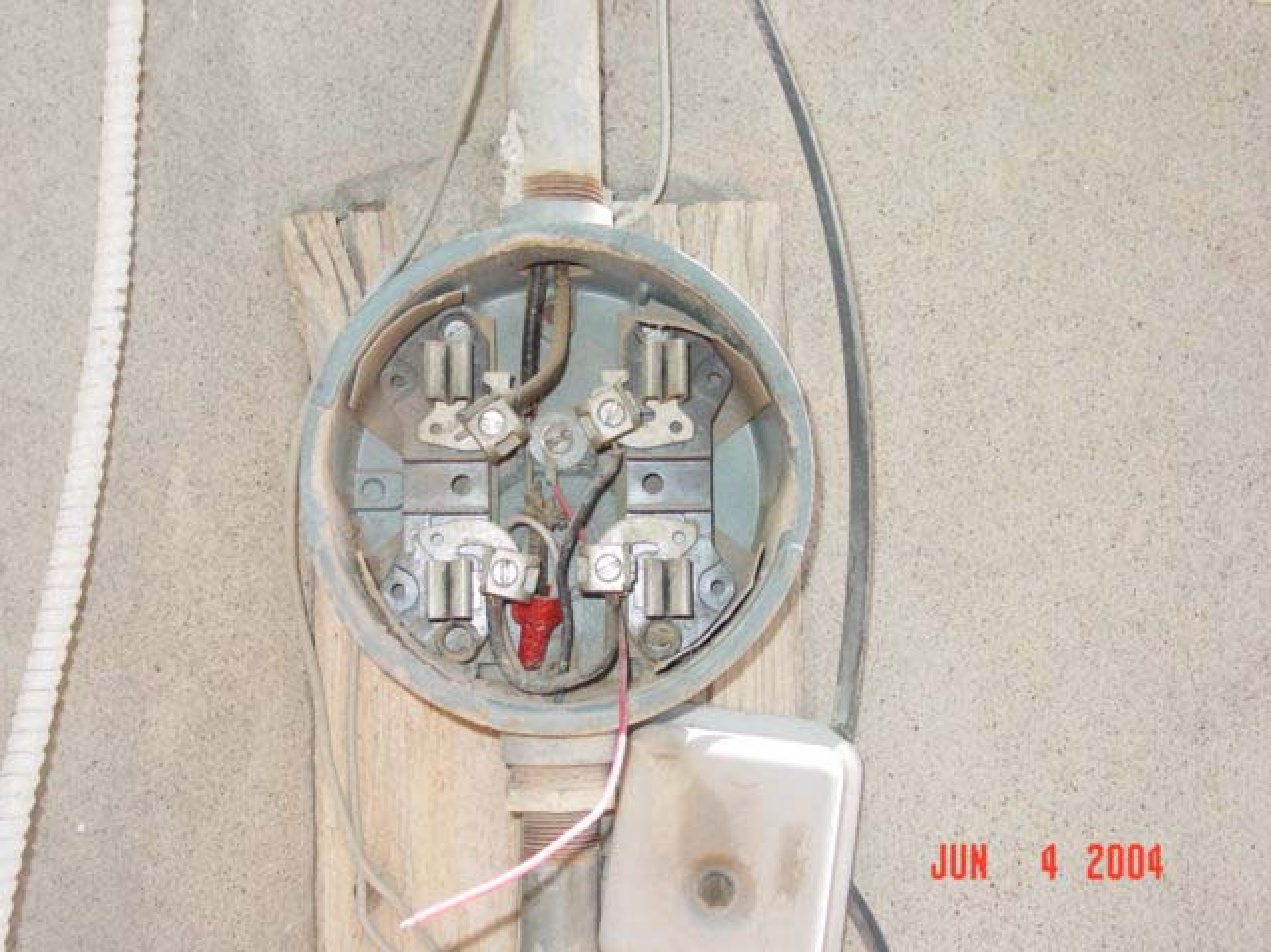
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COUNCIL AGENDA ITEM # \_\_\_\_ FOR  
TUESDAY, MAY 11<sup>TH</sup>, 2004

BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

May 4, 2004

TO: The Honorable Mayor and City Council

THROUGH: R. Alan Shubert, P. E. - Building Permits and Inspections Director

FROM: Tom Maguire, Housing Compliance Supervisor

SUBJECT: 231 Lolita Place (Rep. District #6)

Scheduling a public hearing to be held on June 8<sup>th</sup>, 2004 to determine if the property located at 231 Lolita Place in the City of El Paso (Legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. The owner of record as of January 5<sup>th</sup>, 2004, Juana G. Delgado, 231 Lolita Place, El Paso, Texas 79907, has been notified of the violations at this property. District #6



JOE WARDY  
MAYOR



**CITY COUNCIL**

SUSAN AUSTIN  
DISTRICT NO. 1

ROBERT A. CUSHING Jr.  
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO  
DISTRICT NO. 3

JOHN COOK  
DISTRICT NO. 4

DANIEL S. POWER  
DISTRICT NO. 5

PAUL J. ESCOBAR  
DISTRICT NO. 6

VIVIAN ROJAS  
DISTRICT NO. 7

ANTHONY COBOS  
DISTRICT NO. 8

BUILDING PERMITS AND INSPECTIONS  
CODE COMPLIANCE  
September 25, 2003

Juana G. Delgado  
231 Lolita Place  
El Paso, Texas 79907

Re: 231 Lolita Place  
Tract: 10-C-11  
Blk: 46, Ysleta  
Zoned: R-4H  
COD03-15069  
Certified Mail Receipt #  
7003 1010 0004 5303 9015

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
- c. Boarded up, fenced, or otherwise secured in any manner in if:

231 Lolita Place

- i. The building constitutes a danger to the public even though secured entry, or
- ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 231 Lolita Place has the following violations:

- a. The foundation has not been maintained in a safe manner.
- b. The floors have not been maintained in a safe manner.
- c. The walls have not been maintained in a safe manner free of holes and cracks.
- d. The roof structure has not been maintained free of defects that may cause leaks.
- e. The means of egress is/are inadequate and do not meet minimum code requirements.
- f. The plumbing system is inadequate and does not meet minimum code requirements.
- g. The electrical system is inadequate and does not meet minimum code requirements.
- h. The HVAC system is inadequate and does not meet minimum code requirements.
- i. The structure is open and accessible to unauthorized entry.
- j. The premises are full of weeds, trash, and debris.
- k. This case is being submitted to the City Attorney's office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Sec. 18.52.040 of the El Paso Municipal Code.

If you have any plans, reports or current permits which pertain to the property, you must submit them prior to this hearing to Building Permits and Inspections or bring them to Council Chambers the day of the hearing. Without these documents, no extensions of the deadlines can be granted.

231 Lolita Place

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5<sup>th</sup> floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:

A handwritten signature in black ink, appearing to read "Wayne Fannin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Wayne Fannin  
Building Inspector

WF/rl



The City of El Paso  
Two Civic Center Plaza  
El Paso, Texas 79901-1196



7003 1010 0004 5303 9015

**Building Permits and Inspections**  
**Code Enforcement**

**RETURN RECEIPT REQUESTED**

Juana G. Delgado  
231 Lolita Place  
El Paso, Texas 79907

*Handwritten:* VACANT  
732  
B

79907+334301/1196

7003 1010 0004 5303 9015

<b>U.S. Postal Service</b>	
<b>CERTIFIED MAIL RECEIPT</b>	
<i>(Domestic Mail Only. No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage \$	WF
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
SEP 26 2003	
Postmark Here	
Juana G. Delgado	
231 Lolita Place	
El Paso, Texas 79907	
Re: 231 Lolita Place	

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Juana G. Delgado  
231 Lolita Place  
El Paso, Texas 79907  
Re: 231 Lolita Place

2. Article Number

*(Transfer from service label)*

7003 1010 0004 5303 9015

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-250

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

*Handwritten:* Lt #3

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice May 11<sup>th</sup>, 2004 regarding the property located at 231 Lolita Place, was filed with the County Clerk's Office, the official public records of real property for El Paso County.

\_\_\_\_\_  
Richarda Duffy Momsen

Executed this \_\_\_\_ day of \_\_\_\_\_, 2004 on behalf of  
the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS  
COUNTY OF EL PASO

Subscribed and sworn to before me, this \_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property located at 231 Lolita Place, was PUBLISHED in the official City newspaper on the \_\_\_\_day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 231 Lolita Place, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Juana G. Delgado  
231 Lolita Place  
El Paso, Texas 79907

Date:\_\_\_\_\_  
Time:\_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 231 Lolita Place, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Juana G. Delgado  
C/O Harry O. Rearick  
Dewitt & Rearick, Inc.  
6024 Gateway East  
El Paso, Texas 79905

Date:\_\_\_\_\_  
Time:\_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 231 Lolita Place, was (HAND-DELIVERED) to:

City of El Paso  
C/O City Clerk  
#2 Civic Center Plaza  
El Paso, TX 79901

Date:\_\_\_\_\_  
Time:\_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 231 Lolita Place, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe  
AKA Tigua Indian Community  
119 S. Old Pueblo Road  
El Paso, Texas 79907

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 231 Lolita Place, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

El Paso Central Appraisal District  
5801 Trowbridge Ave.  
El Paso, Texas 79925

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at 231 Lolita Place, El Paso, Texas.

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector




**EL PASO CITY-COUNTY HEALTH & ENVIRONMENTAL DISTRICT**

**ENVIRONMENTAL HEALTH**

**M E M O R A N D U M**

**DATE:** October 1, 2003

**MEMO TO:** Tom McGuire, Housing Compliance Supervisor

**FROM:** Jorge Ramirez, Sr. Environmental Health Inspector 

**SUBJECT:** Condemnation Report

**RE:** 231 Lolita Pl. 79905

An inspection of the property was conducted on October 1, 2003 and the conditions checked were found in violation of Title 9 - Health and Safety, El Paso Municipal Code.

**SECTION 9.04 - SOLID WASTE STORAGE AREA:**  
N/A

**SECTION 9.04.340 - ACCUMULATIONS:**  
Of debris was seen.

**SECTION 9.16 - NUISANCE:**  
N/A

**SECTION 9.16.010 - DESIGNATED:**  
N/A

**SECTION 9.28 - RAT CONTROL:**  
Structure is decaying.

If you require additional assistance on this matter, please call me at (915) 860-2378 or Fax (915) 860-1081.

CITY OF EL PASO

OCT 06 2003

Received Building Services

20040413 TC8006 CITY OF EL PASO TAX OFFICE - ACCOUNT STATUS 152834

ACCOUNT Y805999046A1041 AMT DUE AS OF: 20040413 ROLL R ALT OWN  
UNITS:01 07 08 05 06 OMIT(-)/SEL(+)  
DELGADO, JUANA G \$\$ 46 YSLETA  
TR 10-C-11  
231 LOLITA PL (0.4237 AC)

EL PASO		TX 79907-5517		PARCEL ADDRESS		231 LOLITA	
ACRES	.4237						
YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	REM LEVY	FEES	PAYMENTS	TOTAL DUE
2003	20327		614.82	614.82	67.64	.00	682.46
2002	20327	YY	89.62	89.62	41.26	.00	130.88
2001	20327	YY	89.22	89.22	53.41	.00	142.63
2000	20327	YY	86.04	86.04	63.38	.00	149.42
1999	20327	YY	84.23	84.23	73.67	.00	157.90
1998	20327	YY	84.23	84.23	85.29	.00	169.52
1997	19757		78.16	78.16	89.94	.00	168.10

TOTAL		1126.32	1126.32	474.59			
LAST PAYOR NONE					PAGE TOTAL	1600.91	
NOTE EXISTS					CUMULATIVE TOTAL	1600.91	
ENTER NEXT ACCOUNT							